THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 12/14/04 14:27 2pgs
Fees:13.00 Taxes:373.70
20041214-0148661

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Euceda Porfirio Garcia	**NEW OWNER**	149-9-175
604 Andrea Court		
Antioch, TN 37013		

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $101,000.00.

Porfirio E. Garcia
Affiant

Subscribed and sworn to before me this 3rd day of December, 2004

C. Leigh Wigginton
Notary Public
My Commission Expires: 2/17/08

C. LEIGH WIGGINTON NOTARY PUBLIC AT LARGE TN WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Evan Rico and Fidel Rico** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Euceda Porfirio Garcia**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Antioch, Davison County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot No. 72, on the plan of Barclay Square, Section 3, of record in Plat Book 4675, page 154, Register's Office for said county, to which reference is hereby made for a more complete description.

Being the same property conveyed to Evan Rico, unmarried and Fidel Rico, married by Deed dated 08/30/02 and filed for record on 09/05/02 in Instrument No. 20020905-0107334, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes for the year 2004 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 4675, page 154 Register's Office for Davison County. Restrictive covenants recorded in Book 4872, Page 490, Davidson County Register's Office.

THIS IS **IMPROVED** PROPERTY KNOWN AS 604 Andrea Court, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 3rd day of December, 2004

Evan Rico

Fidel Rico

STATE OF TENNESSEE

COUNTY OF Davison

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Evan Rico and Fidel Rico and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 3rd day of December, 2004.

C. Leigh Wigginton

Notary Public

My Commission Expires: 2/17/08

(SEAL)

